



**Town of Walpole**  
**Commonwealth of Massachusetts**  
**Office of Community & Economic Development**

**JAMES A. JOHNSON**  
*Town Administrator*

**Patrick Deschenes**  
*Community & Economic  
Development Director*

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**Memo**

**To:** Zoning Board of Appeals

**From:** Patrick Deschenes, Director of Community & Economic Development

**Date:** 7/17/2023

**Subject:** Neponset Village 40B – 24 Unit Plan – June 15, 2023 HAC Remand

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**Project Breakdown:**

<b>Applicant:</b> Neponset Village, LLC	<b>Project Engineer:</b> Coneco Engineers & Scientists
<b>Traffic Engineer:</b> Bayside Engineering	<b>Architect:</b> The MZO Group

**Materials Submitted for Review on April 28, 2022:**

- Application Package, dated 9/1/21, submitted on 7/19/2022
- Site Development Plans, dated 6/2/2021
- Traffic Impact Report, dated 7/20/2021
- Preliminary Architectural Plans, dated 12/29/2020
- List of Waivers, dated 6/21/2021

**General Comments**

1. Landscaping plan should include a detail sheet identifying count and species of plantings.
2. A lighting plan should be included.
3. I would encourage discussion with neighbors abutting the proposed units 15-17 and 18-24 for preferred method of screening. Whether that is landscape buffer, fencing, or a combination.

**Site Development Plans**

Sheet 5:

1. Identify locations of snow storage.
2. Will the site utilize a communal mailbox? If show please show the location on the plan.
3. Identify a location for delivery drop-offs so as to not block the parking aisle/common driveway.
4. There are 53 parking spaces provided where 48 spaces are required under local zoning. Are the additional parking spaces going to be used for residents or as guest parking? If those spaces are to be used as guest parking then they should be identified with appropriate signage.
5. Location of proposed bicycle storage should be identified on this sheet as well.
6. Proposed dumpster location should be fenced.

#### Truck Turning Radius Plans 1 & 2:

1. Plans should identify the turning radius of truck throughout the site not just the proposed emergency access road.
2. Applicant should reach out to Fire Department directly in order to address any and all concerns with access.

#### Traverse Landscaping Plan:

1. Plan should be properly identified as the landscaping plan and addressed in the complete site development plans.
2. Detail sheet needs to be provided identifying count and species of plantings.
3. An infiltration basin is identified on the grading and drainage plan but not on this plan. All applicable elements of the proposed site development plan should be reflected in the proposed landscaping plan and vice versa.

#### **Preliminary Architectural Plans**

1. A design narrative was provided along with these renderings. Part of the narrative describes the dwellings as utilizing “earth tone colors, a variety of exterior materials and white trim. Multiple colors will be selected to create textual interest and multiple building jogs have been incorporated to break up the building lengths and provide visual interest.”

Would it be possible to provide a depiction of the architectural renderings in color fitting the description of the narrative? This could be helpful for both the Board and abutters to get a better sense of what the development will look like.

2. Proposed height listed is 32 feet 5 inches. This is compliant with 35 foot height limit for the zoning district.

#### **List of Waivers**

1. Section 6-C.11 – How far into the setback are the projections and how many units are impacted by this?
2. Section 7.C – Please properly cite the section of the bylaw. Are you referring to Section 7.4.C.? What exactly are you seeking relief from in this section?